

**CODE ENFORCEMENT BOARD**  
**1<sup>st</sup> FLOOR COMMISSION CHAMBER**  
**FORT LAUDERDALE CITY HALL**  
**100 NORTH ANDREWS AVENUE**  
**JULY 22, 2014**  
**9:00 A.M.**

<b><u>Board Members</u></b>	<b><u>Attendance</u></b>	<b>Cumulative attendance 2/2014 through 1/2015</b>	
		<b><u>Present</u></b>	<b><u>Absent</u></b>
Howard Elfman, Chair	P	4	1
Chad Thilborger, Vice Chair	A	3	2
Paul Dooley [arrived 9:40]	P	5	0
Genia Ellis	P	5	0
Joan Hinton	P	4	1
Howard Nelson [arrived 9:12]	P	4	1
Lakni Mohnani	P	2	0
PJ Espinal [Alternate]	A	0	5
Joshua Miron [Alternate]	A	2	3
Robert Smith [Alternate]	P	4	1

**Staff Present**

Bruce Jolly, Board Attorney  
Rhonda Hasan, Assistant City Attorney  
Yvette Ketor, Secretary, Code Enforcement Board  
Lori Grossfeld, Clerk III  
Peggy Burks, Clerk III  
Shani Allman, Clerk III  
Portia Goldwire, Administrative Aide  
Deanna Bojman, Clerk III  
Olivia Vargas, Clerk III [Interpreter]  
Robert Masula, Building Inspector  
Detective Jorge Maura  
George Oliva, Building Inspector  
Jamie Opperlee, Prototype Inc., Recording Secretary

**Communication to the City Commission**

None.

**Respondents and Witnesses**

CE13020127: Cara Cameron, owner  
CE13041247: Daniel O'Connor, broker; Hue Kim Sidman, owner  
CE14051229: Jayson Robbins, power of attorney

CE14070292; CE13110477: Dylan Lagi, owner  
CE14011095: Blanca Fudel, owner's sister-in-law  
CE13041345: Brian Carr, owner's agent  
CE13020243: Joel Pierce, agent  
CE11060536: George Brown Jr., pastor; Willie Johnson, manager; Anthony Rembert, contractor  
CE14031651: Rondeau Emig, property manager  
CE13120935: Joey Partin, owner  
CE13071954: Alfred Green, owner's husband  
CE13120663: Richard Weit, owner  
CE14021336; CE14030974: Rosa Katia, owner's representative  
CE14030048: Antranik Kalaydjian, owner  
CE14060548: Lara Jardon, owner  
CE13121100: Tal Hen, owner  
CE13021167: Roger Banks, community association manager  
CE12030489: Dennis Roth, attorney  
CE14041075: Stuart Lipson, mortgage holder's attorney  
CE14051587: Mayte Vigoa, power of attorney  
CE13121054: Jack Koning, owner; Brian Horner, engineer  
CE10080452: Johnnie Slaughter, owner  
CE10122009: Rose Taylor, owner  
CE13080915: Ester Collett, owner  
CE13091496: Anthony Soroka, attorney  
CE14021929: Stanley Schachne, architect; William Daragan, owner  
CE14030847: Kettya Amarai, owner  
CE13120735: Francis Altland, owner; Steven Altland, owner  
CE14052047: Herman Eilberg, contractor  
CE14051828: Eileen Schlesinger, owner  
CE14041304; CE14041293; CE14041296; CE14041300; CE14041306: Bobbi-Lee Meloro, attorney; Anne Choy, neighbor; Frank Link, neighbor; Marc Karmatz, neighbor  
CE14042166: Jeff Cohen, company representative

[The meeting was called to order at 9:00 a.m.]

**Individuals wishing to speak on any of the cases on today's agenda were sworn in.**

**Case: CE13091496**

2900 Northeast 30 Street  
LAUDERDALE TOWER CONDO ASSN INC.

This case was first heard on 11/26/13 to comply by 1/28/14. Violations, service and extensions were as noted in the agenda. The property was not complied and the City was requesting imposition of a \$675 fine, which would continue to accrue until the property complied.

Robert Masula, Building Inspector, reported the permit application had been picked up for corrections on June 12, 2014 but had not been returned yet.

Anthony Soroka, attorney, stated his contractor had resubmitted the plans to Mohammed Malik, the Zoning Administrator. He provided an affidavit from his contractor pursuant to this. Mr. Soroka requested 45 days.

Mr. Soroka stated the violation had originated with a developer ten years ago and the condo association became aware of it eight months ago. After the parking application had been submitted, Mr. Soroka said the City requested a landscape plan as well.

Inspector Masula reiterated that the plans had been picked up for corrections on June 12. He thought it was possible that Mr. Malik was working with the contractor and the plans had not technically been resubmitted.

**Motion** made by Mr. Mohnani to grant a 63-day extension. Motion died for lack of a second.

**Motion** made by Mr. Smith, seconded by Ms. Ellis, to grant a 35-day extension to 8/26/14, during which time no fine would accrue. In a voice vote, motion passed 5-0.

At 9:12, Mr. Nelson arrived.

**Case: CE14041075**

2165 Northwest 19 Street  
STRAIGHTLINE MASONRY INC

This case was first heard on 6/24/14 to comply by 7/22/14. Violations were as noted in the agenda. The property was not complied.

George Oliva, Building Inspector, said there had been no progress. He had explained to the owners that they must get a change of use to allow the nightclub use, as well as a permit for the stage. He recommended a 35-day extension.

Stuart Lipson, the mortgage holder's attorney, said the owner has assured him that he was not using the facility as a nightclub. He requested 60 days for the owner to comply or to begin foreclosure proceedings.

Inspector Oliva reminded the Board that there were several violations on the agenda not related to the nightclub use.

**Motion** made by Mr. Nelson, seconded by Ms. Hinton, to grant a 126-day extension to 11/25/14, during which time no fine would accrue. In a voice vote, motion failed 1-5 with only Mr. Mohnani voting in favor.

**Motion** made by Mr. Mohnani to grant 35-day extension. Motion died for lack of a second.

**Case: CE12030489**

1843 Southwest 4 Avenue  
HATCHER, RICHARD

This case was first heard on 7/24/12 to comply by 9/25/12. Violations and extensions were as noted in the agenda. The property was not complied.

George Oliva, Building Inspector, said the owner had died and recommended a 98-day extension to allow the next of kin or a new owner to take possession of the property. He confirmed the property was now vacant.

Dennis Roth, attorney, explained that the beneficiaries and the personal representative were located out of state. He anticipated he would have the documents needed to open the probate case at the end of the week. Mr. Roth explained that there was someone at the property preventing others from entering. He stated they were already working with contractors and engineering firms regarding the violations.

**Motion** made by Mr. Nelson, seconded by Ms. Hinton, to grant a 98-day extension to 10/28/14, during which time no fine would accrue. In a voice vote, motion passed 6-0.

The following two cases for the same owner were heard together:

**Case: CE13110477**

313 Northeast 2 Street # 701  
LAGI, DYLAN MATTHEW

This case was first heard on 1/28/14 to comply by 3/25/14. Violations were as noted in the agenda. The property was not complied, fines had accrued to \$9,000 and the City was requesting the amendment of the comply-by date from 3/25/14 to 7/22/14.

**Motion** made by Mr. Nelson, seconded by Ms. Ellis, to amend the order to change the comply-by date from 3/25/14 to 7/22/14. In a voice vote, motion passed 6-0.

Ms. Hassan advised the City would close this case because the citations were duplicative with the next case.

**Case: CE14070292**

313 Northeast 2 Street # 701  
LAGI, DYLAN MATTHEW

Service was via posting on the property on 7/11/14 and at City Hall on 7/10/14.

Robert Masula, Building Inspector, testified to the following violations:  
FBC(2010) 105.1

- THE MAJORITY OF THE INTERIOR OF THIS STUDIO-SIZE CONDO UNIT HAS BEEN REMODELED. THE WORK THAT WAS DONE INCLUDES BUT IS NOT LIMITED TO:
1. THERE ARE TWO WING WALLS AND ALSO A BED LOFT AREA THAT WERE CONSTRUCTED. THESE WALLS HAVE BEEN BUILT WITHOUT THE REQUIRED PERMIT OR INSPECTIONS. THIS NOW ALSO AFFECTS THE COVERAGE OF THE FIRE SPRINKLER HEADS.
  2. THERE ARE TWO CEILING FANS AND A WINE RACK THAT WERE INSTALLED THEN ANCHORED TO THE UNDERSIDE OF THE CONCRETE DECK. THIS IS A POST TENSION BUILDING. IT SHOULD BE DOCUMENTED WITH THE CONDO BUILDING THAT THIS WORK HAS BEEN DONE. IF THERE SHOULD BE ANY PROBLEMS IN THE FUTURE, IF POSSIBLY A CABLE WAS COMPROMISED, THEN THIS UNIT SHOULD BE DOCUMENTED AND THE LOCATIONS OF THE ADDED ANCHORS.
  3. THE TUB AND THE SHOWER HAVE BEEN ELEVATED AND INSTALLED ON A WOOD/METAL DECK. THIS WORK NEEDS TO BE CLEARLY IDENTIFIED ON THE SUBMITTED DRAWINGS SHOWING EXACTLY HOW IT WAS BUILT AND WITH THE TYPE OF MATERIAL USED.
  4. THE CONCRETE COLUMN IN THE CORNER OF THE BATHROOM WAS EXPOSED. THE ORIGINAL DESIGN OF THIS COLUMN WOULD HAVE INCLUDED A FIRE RATED PROTECTION OF THE COLUMN. THE PLANS NEED TO SPECIFY EXACTLY WHAT NEEDS TO BE DONE TO RESTORE THE FIRE PROTECTION TO THIS COLUMN.

5. THE WALL HUNG TOILET FIXTURE MUST BE FASTENED TO FRAME WORK THAT WOULD SUSTAIN AND HOLD THE SPECIFIED WEIGHT. HOW WAS THIS REFRAMED? WHAT MATERIAL WAS USED?
6. FIRE SPRINKLER: A SOFFIT HAS BEEN BUILT AND DROPPED DOWN FROM THE CEILING. THIS NEEDS TO BE INCLUDED ON THE DRAWINGS AND A REVIEW AND INSPECTION DONE BY FIRE.
7. THERE IS WOOD PANELING AND SUB PANELS THAT HAVE BEEN USED. DESIGNER OF RECORD NEEDS TO SPECIFY THE MATERIAL USED AND THE FLAME SPREAD FOR SUCH MATERIAL AND IF IT MEETS THE ORIGINAL DESIGN OF THIS HIGH RISE BUILDING.

FBC(2010) 105.4.4

PLUMBING WORK WAS PERFORMED WITHOUT THE REQUIRED PERMITS OR INSPECTIONS:

1. THE BATHROOM PLUMBING FIXTURES HAVE BEEN COMPLETELY DEMOLISHED, REMOVED, AND REMODELED.
2. THE FIXTURES AND LOCATIONS HAVE BEEN RECONFIGURED WHICH INCLUDES NEW DRAIN LINES, NEW SUPPLY LINES, FIXTURES INSTALLED FOR THE SINK, TUB, SHOWER AND TOILET.
3. THE KITCHEN HAS BEEN REMODELED TO INCLUDE REMOVING AND REPLACING THE KITCHEN SINK AND FIXTURES.
4. BATHROOM FIXTURES INSTALLED ARE: ONE TUB, ONE TUB VALVE, TWO TUB FAUCETS, ONE NEW SHOWER, ONE NEW SHOWER VALVE, ONE SHOWER BODY SPRAY FIXTURE, THREE RAIN HEADS, ONE SINK RELOCATED, ONE NEW FAUCET AND ONE NEW WALL HUNG TOILET.
5. NEW TANKLESS WATER HEATER.

FBC(2010) 105.4.5

ELECTRICAL WORK HAS BEEN PERFORMED WITHOUT THE REQUIRED PERMITS OR INSPECTIONS. THE ELECTRICAL WORK INCLUDES BUT IS NOT LIMITED TO:

1. NEW ELECTRICAL SUPPLY LINES, SWITCHES AND OUTLETS HAVE BEEN INSTALLED IN THE KITCHEN, BATHROOM AND THROUGHOUT THE STUDIO CONDO UNIT.
2. T.V. INSTALLED WITH ELECTRICAL AND LOW VOLTAGE ON THE CEILING DIRECTLY ABOVE THE BATHTUB.
3. MONITORS HAVE BEEN INSTALLED ON THE WALLS WITH ELECTRICAL AND LOW VOLTAGE CABLING.
4. OUTLET FOR THE TUB MOTOR.
5. THE ADDED COUNTER AND CABINET AREA FOR THE WINE

COOLERS. THERE ARE AT LEAST TWO NEW OUTLETS IN THIS AREA.

6. REMOVED AND RELOCATED ELECTRICAL BOXES FOR WALL MOUNTED LIGHT FIXTURES.
7. DOUBLED UP A 400 BOX WITH AN ADDED EXTENSION BOX WITH A SUPPLY RUNNING TO THE NEW TANKLESS WATER HEATER.
8. TWO CEILING FANS AND SWITCHES WERE INSTALLED.
9. LIGHT FIXTURE AND SWITCH FOR THE LIGHT FIXTURES ABOVE THE WINE COOLER.
10. THERE IS NO LONGER A CLEAR SPACE OF 15 INCHES TO EACH SIDE OF THE ELECTRICAL PANEL BECAUSE OF THE WINE COOLER CABINETS BEING INSTALLED.
11. ELECTRICAL: THERE ARE SEVERAL AREAS IN THE BATHROOM WHERE ELECTRICAL WAS ADDED OR RELOCATED. PLANS NEED TO SHOW ALL WIRING, SWITCHES, OUTLETS, LOW VOLTAGE, ANY AND ALL WORK THAT WAS DONE.
12. A NEW T.V. HAS BEEN INSTALLED IN THE CEILING DIRECTLY ABOVE THE BATHTUB.
13. MONITORS: THERE ARE 5 OR 6 NEW MONITORS ON TWO WALLS. PLANS NEED TO SHOW THE WIRING AND OUTLETS FOR THESE MONITORS AND WHAT WAS BUILT AS FRAMEWORK TO HOUSE THESE MONITORS.
14. LOW VOLTAGE: PLANS NEED TO SPECIFY AND INCLUDE ANY AND ALL LOW VOLTAGE WIRING IN THIS BATHROOM.

FBC(2010) 105.4.11

1. THE MECHANICAL EXHAUST FAN IN THE BATHROOM HAS BEEN REMOVED AND REPLACED WITHOUT THE REQUIRED PERMIT OR INSPECTIONS.

Robert Masula, Building Inspector, recalled that the condo board had notified him that significant work had been done without permits. He had cited the owner with the original case and after the owner allowed him to reinspect, he had cited the property for specific violations in the second case. Because of the extensive work done without permits, the unit owner had been issued an NTA arrest.

At 9:40 Mr. Dooley arrived.

Inspector Masula submitted photos of the property and the Notice of Violation detailing the violations and corrective action into evidence, and recommended ordering compliance within 35 days or a fine of \$500 per day, per violation. Inspector Masula reported plans had been submitted on January 27 but they were very vague and incomplete.

Dylan Lagi, owner, stated he had submitted a permit application in March. He said two architects had quit the job but he had a new architect and the plans would be submitted later in the day. Mr. Lagi stated a lot of the work had been done by a previous owner. He said he did not intend to rent out the property.

**Motion** made by Mr. Nelson, seconded by Ms. Ellis, to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 35 days, by 8/26/14 or a fine of \$10 per day, per violation, would begin to accrue and to record the order. In a voice vote, motion passed 7-0.

**Case: CE13071954**

1217 Northwest 18 Avenue  
BENTLEY, LEON & EASTER

This case was first heard on 3/25/14 to comply by 5/27/14, amended to 6/24/14. Violations and extensions were as noted in the agenda. The property was not complied.

George Oliva, Building Inspector, recommended a 35-day extension.

Alfred Green, owner's husband, said the family had been in the Bahamas for a funeral and he requested an extension.

**Motion** made by Ms. Ellis, seconded by Mr. Nelson, to grant a 35-day extension to 8/26/14, during which time no fine would accrue. In a voice vote, motion passed 7-0.

**Case: CE11060536**

920 Northwest 9 Avenue  
JAGITIANI, JAY

This case was first heard on 5/28/13 to comply by 7/23/13. Violations, service and extensions were as noted in the agenda. The property was not complied and the City was requesting imposition of the fine, which would begin to accrue on 7/23/14 and would continue to accrue until the property complied.

George Oliva, Building Inspector, said the owner had met with City staff and provided new drawings. He recommended a 63-day extension.

George Brown Jr., pastor, said everything had been submitted. He admitted the property was being used for services in the meantime. Inspector Oliva stated the property met the Fire Marshal's requirements.

**Motion** made by Mr. Nelson, seconded by Ms. Ellis, to grant a 63-day extension to 9/23/14, during which time no fine would accrue. In a voice vote, motion passed 7-0.



**Case: CE13121100**

1607 Northwest 13 Court

RH INVESTMENTS PROPERTIES LLC

This case was first heard on 2/25/14 to comply by 4/22/14. Violations and extensions were as noted in the agenda. The property was not complied. Ms. Goldwire read an email from RH Investment Properties LLC to Inspector Oliva requesting additional time and explaining that they were evicting the tenants, who were not allowing access to the unit.

George Oliva, Building Inspector, said the permits had been issued but confirmed that the tenant was not allowing the owner or contractor access to the property. He recommended a 63-day extension for the tenant to be removed.

Tal Hen, owner, said the tenant should be evicted within 10 days.

**Motion** made by Mr. Smith, seconded by Mr. Nelson, to grant a 63-day extension to 9/23/14, during which time no fine would accrue. In a voice vote, motion passed 7-0.

**Case: CE14051828**

4250 Galt Ocean Drive # 12U

SCHLESINGER, ALAN & EILEEN

This case was first heard on 6/24/14 to comply by 7/22/14. Violations and extensions were as noted in the agenda. The property was not complied.

Robert Masula, Building Inspector, reported the master permit application had been submitted the previous day and recommended a 63-day extension.

Eileen Schlesinger, owner, said they had been unaware permits were needed. She described their activities at the property.

**Motion** made by Mr. Nelson, seconded by Ms. Hinton, to grant a 63-day extension to 9/23/14, during which time no fine would accrue. In a voice vote, motion passed 7-0.

**Case: CE13020127**

111 Southwest 2 Avenue

111 PROPERTIES INC

% CARA EBERT CAMERON PA

This case was first heard on 3/25/14 to comply by 4/22/14. Violations and extensions were as noted in the agenda. The property was not complied.

George Oliva, Building Inspector, said the permit had been ready for pickup since July 16. He recommended a 35-day extension.

Cara Cameron, owner, said the subcontractor would pick up the permits this week.

**Motion** made by Ms. Ellis, seconded by Mr. Smith, to grant a 35-day extension to 8/26/14, during which time no fine would accrue. In a voice vote, motion passed 7-0.

**Case: CE13120735**

3732 Southwest 12 Court  
ALTLAND, FRANCIS

This case was first heard on 3/25/14 to comply by 4/22/14. Violations and extensions were as noted in the agenda. The property was not complied.

George Oliva, Building Inspector, said the air conditioner permit had been issued in April but no inspections had taken place and the permit would expire in two months.

Steven Altland, owner, said the contractor was waiting for payment to finish the job. He requested 30 days. Mr. Altland confirmed that the fence, shed and wood-framed structure were gone. Only the air conditioner violation remained.

**Motion** made by Ms. Ellis, seconded by Mr. Nelson, to grant a 35-day extension to 8/26/14, during which time no fine would accrue. In a voice vote, motion passed 7-0.

**Case: CE13041247**

124 Hendricks Isle  
SIDMAN, HUE KIM

This case was first heard on 6/24/14 to comply by 7/22/14. Violations were as noted in the agenda. The property was not complied.

Robert Masula, Building Inspector, reported there had been no progress and he had not heard from the owner.

Daniel O'Connor, broker, said they had an executed contract to sell the property to a developer and the closing date was mid-October. The developer intended to demolish the property and rebuild. Mr. O'Connor requested an extension for the property to be sold.

Inspector Masula believed the number of spaces had not changed but he could not recall about the handicapped spaces.

**Motion** made by Mr. Nelson, seconded by Ms. Ellis, to grant a 98-day extension to 10/28/14, during which time no fine would accrue. In a voice vote, motion passed 7-0.

**Case: CE13121054**

2407 Northeast 33 Avenue  
KONING, JACK & YVONNE &  
KONING, MATTHEW

This case was first heard on 6/24/14 to comply by 7/22/14. Violations were as noted in the agenda. The property was not complied.

Robert Masula, Building Inspector, said he had received a call from an engineer in July telling him that he had prepared drawings and a plumbing contractor would submit a permit application.

Jack Koning, owner, confirmed that the contractor had submitted the permit application the previous day. He requested another 60 days.

**Motion** made by Mr. Nelson, seconded by Ms. Hinton, to grant a 63-day extension to 9/23/14, during which time no fine would accrue. In a voice vote, motion passed 7-0.

**Case: CE13020243**

808 Southwest 2 Street  
JANZAN, RUSSEL A S

This case was first heard on 7/23/13 to comply by 9/24/13. Violations and extensions were as noted in the agenda. The property was not complied.

Robert Masula, Building Inspector, reported the contractor had submitted permit applications for an addition and a roof. The electrical permit application had been submitted April 21. All three applications were still in the review process.

Joel Pierce, tenant, said they were waiting for the master permit.

**Motion** made by Mr. Nelson, seconded by Ms. Ellis, to grant a 63-day extension to 9/23/14, during which time no fine would accrue. In a voice vote, motion passed 7-0.

**Case: CE10121827**

2491 Northwest 16 Court  
TAYLOR, ROSE

This case was first heard on 6/24/14 to comply by 7/22/14. Violations were as noted in the agenda. The property was not complied.

George Oliva, Building Inspector, reported the permit applications had been returned to the owner on April 2, the same day she had submitted them. There had been no activity since then. He recommended a 35-day extension.

Rose Taylor, owner, said she had submitted the application but could get no information about it. Inspector Oliva reiterated that the application had been returned to the owner. Ms. Taylor stated she was unaware the application had been rejected in April.

**Motion** made by Mr. Nelson, seconded by Ms. Ellis, to grant a 35-day extension to 8/26/14, during which time no fine would accrue. In a voice vote, motion passed 7-0.

**Case: CE14011095**

327 Southwest 13 Terrace  
CASTILLO, MARIA

This case was first heard on 6/24/14 to comply by 7/22/14. Violations were as noted in the agenda. The property was not complied.

George Oliva, Building Inspector, said there had been no progress and he did not recommend an extension.

Blanca Fudel, the owner's sister-in-law, stated the property would be foreclosed upon and they had therefore taken no action. She said the apartment was not occupied.

Inspector Oliva said the interior had been gutted and the condo association had issued a Stop Work Order to the owner. According to the association president, the gutting had taken place after this case was opened.

**Motion** made by Mr. Mohnani, seconded by Mr. Nelson, to grant a 35-day extension to 8/26/14, during which time no fine would accrue. In a roll call vote, motion failed 2-5 with Ms. Hinton, Mr. Smith, Ms. Ellis, Mr. Nelson and Chair Elfman opposed.

**Motion** made by Ms. Hinton, seconded by Mr. Mohnani, to grant a 98-day extension to 10/28/14, during which time no fine would accrue. In a voice vote, motion failed 1-6 with only Mr. Mohnani voting in favor.

**Motion** made by Mr. Mohnani, seconded by Mr. Nelson, to grant a 63-day extension to 9/23/14, during which time no fine would accrue. In a voice vote, motion failed 2-5 with Ms. Hinton, Mr. Smith, Ms. Ellis, Mr. Dooley and Chair Elfman opposed.

**Case: CE14030974**

2410 Northwest 21 Street  
TUCHOW, TYLER

This case was first heard on 6/24/14 to comply by 7/22/14. Violations were as noted in the agenda. The property was not complied.

George Oliva, Building Inspector, reported the owner had applied for two permits in May but the owner had not picked up the plans for corrections yet.

Rosa Katia, the owner's representative, stated the applications had been picked up the previous day and a general contractor was going to be working on the property. She requested an extension.

Inspector Oliva said the complaint had been from FPL for illegal use of electrical power.

**Motion** made by Ms. Hinton, seconded by Mr. Mohnani, to grant a 35-day extension to 8/26/14, during which time no fine would accrue. In a roll call vote, motion passed 5-2 with Ms. Ellis and Mr. Nelson opposed.

**Case: CE14021336**

1436 Northwest 3 Avenue  
TUCHOW, TYLER

Service was via posting on the property on 7/10/14 and at City Hall on 7/10/14.

George Oliva, Building Inspector, testified to the following violations:  
FBC(2010) 105.1

THIS BUILDING HAS BEEN ALTERED AND CONSTRUCTION WORK PERFORMED WITHOUT OBTAINING THE REQUIRED PERMITS, INSPECTIONS AND THE CERTIFICATE OF OCCUPANCY FROM THE CITY BUILDING DEPARTMENT:

1. THIS IS THE SECOND TIME THE PROPERTY OWNER IS CITED FOR THE SAME VIOLATION - SEE CASE CE10092119 FROM SEPTEMBER 30, 2010.
2. THIS SINGLE FAMILY DWELLING WAS CONVERTED INTO A DUPLEX. THE OWNER BUILT OR CONVERTED THE STORAGE ROOM THAT WAS BUILT IN THE REAR OF HOUSE BACK IN 1963 WITH BUILDING PERMIT #00A85790. NOW IT IS BEING USED AS AN ILLEGAL EFFICIENCY IN THE REAR OF HOUSE AND IS BEING RENTED.

FBC(2010) 105.4.4

THE PLUMBING SYSTEM OF THE FACILITY HAS BEEN CHANGED WITHOUT OBTAINING A PERMIT IN THE

FOLLOWING MANNER, INCLUDING BUT NOT LIMITED TO:

1. PLUMBING ALTERATIONS WERE DONE TO BUILD THE NEW KITCHEN AND BATHROOM INSIDE THE STORAGE ROOM. THE HALF BATHROOM WAS BUILT INSIDE THE MAIN HOUSE WITH NEW WASTE OR SEWER PIPES. HOT AND COLD WATER SUPPLY PIPES WERE HOOKED-UP TO THE NEW PLUMBING FIXTURES.
2. THE WATER HEATER WAS REPLACED.

FBC(2010) 105.4.5

THE ELECTRICAL SYSTEM OF THE FACILITY HAS BEEN CHANGED WITHOUT OBTAINING A PERMIT IN THE FOLLOWING MANNER, INCLUDING BUT NOT LIMITED TO:

1. ALTERATIONS WERE DONE TO THE ELECTRICAL SYSTEM TO BUILD THE EFFICIENCY WITH NEW CIRCUITS FOR THE WINDOWS A/C, LIGHTS AND WALL OUTLETS AND POWER SUPPLY TO THE NEW KITCHEN AREA. BY THIS ACTION THE OWNER IS INCREASING THE AMPERAGE LOAD IN THE MAIN ELECTRICAL PANEL OVER THE TOTAL AMPS LOAD RATING THAT WAS PERMITTED. IT HAS BECOME AN ELECTRICAL FIRE HAZARD.

FBC(2010) 105.4.11

THE MECHANICAL SYSTEM OF THE FACILITY HAS BEEN CHANGED WITHOUT OBTAINING A PERMIT IN THE FOLLOWING MANNER, INCLUDING BUT NOT LIMITED TO:

1. THE CENTRAL A/C THAT WAS INSTALLED UNDER PERMIT #OEA80553 HAS BEEN REPLACED.

FBC(2010) 110.9

THIS WORK IS IN PROGRESS OR IT HAS BEEN PERFORMED AND/OR COVERED-UP WITHOUT OBTAINING THE REQUIRED INSPECTIONS APPROVAL FROM THE BUILDING DEPARTMENT THROUGHOUT THE PERMITTING AND INSPECTION PROCESS.

FBC(2010) 111.1.1

THE USE AND THE OCCUPANCY OF THIS DWELLING HAS BEEN CHANGED FROM THE ORIGINALLY PERMITTED OCCUPANCY CLASSIFICATION OF A SINGLE FAMILY TO A MULTI-FAMILY DWELLING WITHOUT OBTAINING THE REQUIRED PERMITS AND THE CERTIFICATE OF OCCUPANCY FROM THE BUILDING DEPARTMENT.

Inspector Oliva submitted photos of the property and the Notice of Violation detailing the violations and corrective action into evidence, and recommended ordering compliance within 35 days or a fine of \$175 per day, per violation. He reported that the property was occupied when he inspected.

Rosa Katia, the owner's representative, stated the property had not been occupied for three months. The tenant in the rear unit had left four to five months ago and that unit had become storage again.

**Motion** made by Mr. Nelson, seconded by Ms. Ellis, to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 35 days, by 8/26/14 or a fine of \$500 per day for violation FBC 105.1 and a fine of \$175 per day for the remaining violations. In a roll call vote, motion passed 5-2 with Mr. Mohnani and Mr. Dooley opposed.

**Case: CE13041345**

609 Southwest 6 Avenue  
KLASSEN, JAMES R & CATHERINE J

This case was first heard on 9/24/13 to comply by 11/26/13. Violations, service and extensions were as noted in the agenda. The property was not complied and the City was requesting imposition of a \$270 fine, which would continue to accrue until the property complied.

George Oliva, Building Inspector, said the fence contractor had applied for a fence permit the previous day. This was the only remaining violation.

**Motion** made by Ms. Ellis, seconded by Mr. Nelson, to grant a 35-day extension to 8/26/14, during which time no fine would accrue. In a voice vote, motion passed 7-0.

The Board took a brief break.

**Case: CE13120935**

1133 Southwest 5 Place  
COOK, KAMERIN  
PARTIN, JOEY

Service was via posting on the property on 7/11/14 and at City Hall on 7/10/14.

George Oliva, Building Inspector, testified to the following violations:  
FBC(2010) 105.4.4

THE PLUMBING SYSTEM HAS BEEN ALTERED WITH THE  
INSTALLATION OF WATER SUPPLY AND WASTE LINES FOR A  
WASHING MACHINE WITH A VOIDED PERMIT AND IS NOW  
WORK WITHOUT PERMITS.

**FBC(2010) 105.4.5**

THE ELECTRICAL SYSTEM HAS BEEN ALTERED WITH THE INSTALLATION OF OUTLETS FOR A WASHING MACHINE AND ELECTRIC DRYER WITH A VOIDED PERMIT AND IS NOW WORK WITHOUT PERMITS.

Inspector Oliva submitted photos of the property and the Notice of Violation detailing the violations and corrective action into evidence, and recommended ordering compliance within 35 days or a fine of \$25 per day, per violation.

Joey Partin, owner, admitted he had not followed up and promised to reactivate the permits. Inspector Oliva said the permits had been issued but never inspected. Someone had gone to the City and asked for the permits to be voided.

**Motion** made by Mr. Nelson, seconded by Mr. Mohnani, to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 35 days, by 8/26/14 or a fine of \$5 per day, per violation, would begin to accrue and to record the order. In a voice vote, motion passed 7-0.

**Case: CE14051229**

128 Northeast 16 Terrace  
ZARITSKY, HAL GORDON

Service was via posting on the property on 7/11/14 and at City Hall on 7/10/14.

Robert Masula, Building Inspector, testified to the following violations:

**FBC(2010) 105.1**

A GENERATOR ON A CONCRETE PAD WAS INSTALLED WITHOUT THE REQUIRED PERMIT OR INSPECTIONS.

**FBC(2010) 105.4.5**

A GENERATOR WITH AN ELECTRICAL HOOK-UP TO THE TOWNHOUSE WAS INSTALLED WITHOUT THE REQUIRED PERMIT OR INSPECTIONS.

Inspector Masula submitted photos of the property and the Notice of Violation detailing the violations and corrective action into evidence, and recommended ordering compliance within 35 days or a fine of \$200 per day, per violation.

The owner's representative presented a receipt from the contractor stating the work was supposed to be permitted. He said they would retain a new contractor to resolve the permit issue and ensure compliance.



**Motion** made by Mr. Nelson, seconded by Ms. Hinton, to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 35 days, by 8/26/14 or a fine of \$75 per day, per violation, would begin to accrue and to record the order. In a voice vote, motion passed 7-0.

**Case: CE14052047**

4040 Galt Ocean Drive # 718

BLUE NOTES REAL ESTATE GROUP LLC

Service was via posting on the property on 7/11/14 and at City Hall on 7/10/14.

Robert Masula, Building Inspector, testified to the following violations:

FBC(2010) 105.1

THE BATHROOM IS BEING REMODELED WITHOUT THE  
REQUIRED PERMITS OR INSPECTIONS. THE WORK INCLUDES  
FRAMING, DRYWALL, DURAROCK AND TILE.

FBC(2010) 105.4.4

THE BATHROOM IS BEING REMODELED WITHOUT THE  
REQUIRED PERMITS OR INSPECTIONS. THE WORK INCLUDES  
REMOVING AND REPLACING PLUMBING FIXTURES AND  
ADDING NEW SUPPLY LINES.

Inspector Masula submitted photos of the property and the Notice of Violation detailing the violations and corrective action into evidence, and recommended ordering compliance within 35 days or a fine of \$150 per day, per violation.

Herman Eilberg, contractor, said another contractor had used his name and license. The owner had hired him to resolve the issues. Mr. Eilberg stated the permit applications would be submitted at the end of the following week.

**Motion** made by Mr. Smith, seconded by Ms. Ellis, to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 35 days, by 8/26/14 or a fine of \$25 per day, per violation, would begin to accrue and to record the order. In a voice vote, motion passed 6-1 with Mr. Nelson opposed.

**Case: CE14060548**

1600 Southeast 15 Street # 606

JARDON, RAFAEL & LARA

Service was via posting on the property on 7/11/14 and at City Hall on 7/10/14.

Robert Masula, Building Inspector, testified to the following violations:

FBC(2010) 105.1

THE KITCHEN AND BATHROOM ARE BEING REMODELED WITHOUT THE REQUIRED PERMITS OR INSPECTIONS. THE WORK INCLUDES BUT IS NOT LIMITED TO FRAMING AND DRYWALL.

FBC(2010) 105.4.4

THE KITCHEN AND BATHROOM ARE BEING REMODELED WITH PLUMBING FIXTURES BEING REMOVED AND REPLACED WITHOUT THE REQUIRED PERMITS OR INSPECTIONS. THE WORK INCLUDES BUT IS NOT LIMITED TO SINKS, GARBAGE DISPOSAL, TOILET, SHOWER VALVES, SHOWER PAN.

FBC(2010) 105.4.5

THE KITCHEN AND BATHROOM ARE BEING REMODELED WITHOUT THE REQUIRED PERMITS OR INSPECTIONS. THE WORK INCLUDES BUT IS NOT LIMITED TO REMOVING AND REPLACING ELECTRICAL FIXTURES, OUTLETS, SWITCHES AND RUNNING NEW WIRES THROUGH THE WALLS.

FBC(2010) 105.4.11

THE KITCHEN AND BATHROOM ARE BEING REMODELED WITHOUT THE REQUIRED PERMITS OR INSPECTIONS. THE WORK INCLUDES BUT IS NOT LIMITED TO MECHANICAL FIXTURES BEING REMOVED AND REPLACED AND NEW MECHANICAL VENT LINES BEING INSTALLED.

Inspector Masula stated an unlicensed contractor had been arrested at the property and a Stop Work Order had been posted on the property on June 10. He submitted photos of the property and the Notice of Violation detailing the violations and corrective action into evidence, and recommended ordering compliance within 35 days or a fine of \$250 per day, per violation.

Lara Jardon, owner, confirmed that a contractor had submitted the permit application the previous day. She stated no one was occupying the apartment now and no work had been done since the Stop Work Order had been posted. Inspector Masula stated the computer showed no application had been received yet.

**Motion** made by Mr. Nelson, seconded by Ms. Ellis, to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 63 days, by 9/23/14 or a fine of \$25 per day, per violation, would begin to accrue and to record the order. In a voice vote, motion passed 7-0.

**Case: CE14031651**

937 Northwest 13 Street  
LEVY, JEFFREY B

Service was via posting on the property on 7/10/14 and at City Hall on 7/10/14.

George Oliva, Building Inspector, testified to the following violations:  
FBC(2010) 105.1

THIS BUILDING HAS BEEN ALTERED AND CONSTRUCTION WORK PERFORMED WITHOUT OBTAINING THE REQUIRED PERMITS AND INSPECTIONS.

1. THERE ARE MAJOR RENOVATIONS GOING ON AT THIS PROPERTY INCLUDING THE FOUNDATION REPAIRS IN THE REAR OF THE HOUSE.
2. A ROOM ADDITION IS ALSO BEING BUILT IN THE REAR OF THE BUILDING.
3. IN THE VERY REAR OF THE PROPERTY LOT A SHED WAS BUILT.

FBC(2010) 110.9

THIS WORK IS IN PROGRESS OR IT HAS BEEN PERFORMED AND/OR COVERED-UP WITHOUT OBTAINING THE REQUIRED INSPECTIONS APPROVAL FROM THE BUILDING DEPARTMENT THROUGHOUT THE PERMITTING AND INSPECTION PROCESS.

Inspector Oliva submitted photos of the property and the Notice of Violation detailing the violations and corrective action into evidence, and recommended ordering compliance within 35 days or a fine of \$25 per day, per violation. He said the property had been occupied at his last inspection and a permit application for remodeling the laundry room had been submitted on June 23, 2014.

Rondeau Emig, property manager, said the trailer and shed had been removed. He explained that he had removed a badly-constructed roof and covered it with a tarp. Mr. Emig said the permit applications had been submitted for the room addition.

Inspector Oliva said the plans had failed review in June and required revisions.

**Motion** made by Mr. Nelson, seconded by Ms. Hinton, to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 35 days, by 8/26/14 or a fine of \$35 per day, per violation, would begin to accrue and to record the order. In a voice vote, motion passed 7-0.

**Case: CE14051587**

2375 Southwest 30 Terrace  
GARCIA, SEGUNDO  
GONZALEZ, ZENaida

Service was via posting on the property on 7/11/14 and at City Hall on 7/10/14.

George Oliva, Building Inspector, testified to the following violations:  
FBC(2010) 105.1

THIS BUILDING HAS BEEN ALTERED AND CONSTRUCTION WORK PERFORMED WITHOUT OBTAINING THE REQUIRED PERMITS AND INSPECTIONS.

1. THIS IS THE SECOND CASE WITH THE SAME ISSUES.  
SEE CE13060697.
2. THE GARAGE WAS CONVERTED INTO A SMALL RENTAL APARTMENT.
3. AN ALUMINUM ROOF HAS BEEN INSTALLED ON THE NORTH SIDE AND REAR PATIO OF THE PROPERTY LOT. IT IS ENCROACHING ONTO THE NEXT DOOR PROPERTY.
4. ACCORDION SHUTTERS WERE INSTALLED IN THE OPENINGS.

FBC(2010) 110.9

THIS WORK IS IN PROGRESS OR IT HAS BEEN PERFORMED AND/OR COVERED-UP WITHOUT THE REQUIRED INSPECTIONS APPROVAL FROM THE BUILDING DEPARTMENT THROUGHOUT THE PERMITTING AND INSPECTION PROCESS.

Inspector Oliva said the case was begun pursuant to a complaint. He submitted photos of the property and the Notice of Violation detailing the violations and corrective action into evidence, and recommended ordering compliance within 35 days or a fine of \$125 per day, per violation.

Mayte Vigoa, power of attorney, said no one was living in the garage. She said the owners had purchased the house with the roof and shutters.

**Motion** made by Mr. Nelson, seconded by Mr. Mohnani, to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 35 days, by 8/26/14 or a fine of \$35 per day, per violation, would begin to accrue and to record the order. In a voice vote, motion passed 7-0.

**Case: CE13021167**

1750 Northwest 3 Terrace  
HIDDEN HARBOR CONDO ASSN INC

Service was via posting on the property on 7/10/14 and at City Hall on 7/10/14.

George Oliva, Building Inspector, testified to the following violations:  
FBC(2010) 105.1

THIS BUILDING HAS BEEN ALTERED AND CONSTRUCTION  
WORK PERFORMED WITHOUT OBTAINING THE REQUIRED  
PERMITS AND INSPECTIONS AS THE DUMPSTER ENCLOSURE  
WAS REPLACED.

FBC(2010) 110.9

THIS WORK IS IN PROGRESS OR IT HAS BEEN PERFORMED  
AND/OR COVERED-UP WITHOUT OBTAINING THE REQUIRED  
INSPECTIONS APPROVAL FROM THE BUILDING DEPARTMENT  
THROUGHOUT THE PERMITTING AND INSPECTION PROCESS.

Inspector Oliva said the case was begun pursuant to a complaint. He submitted photos of the property and the Notice of Violation detailing the violations and corrective action into evidence, and recommended ordering compliance within 35 days or a fine of \$25 per day, per violation.

Roger Banks, Community Association Manager, said the dumpster was actually located at 333 Northwest 17 Court; the wrong property had been cited. Mr. Banks was also the manager at that address. He said the block wall had been one of several projects the contractor had included in a contract and they had presumed the wall was included in that permit he pulled, but it was not. An engineering firm was creating drawings for the dumpster enclosure.

**Motion** made by Mr. Nelson, seconded by Ms. Ellis, to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 35 days, by 8/26/14 or a fine of \$25 per day, per violation, would begin to accrue and to record the order. In a voice vote, motion passed 7-0.

**Case: CE14021929**

3000 Southwest 4 Avenue  
CELLULAR SUPPLIES REAL ESTATE INC.

Service was via posting on the property on 7/11/14 and at City Hall on 7/10/14.

George Oliva, Building Inspector, testified to the following violations:

FBC(2010) 105.1

THE COMMERCIAL BUILDING HAS BEEN ALTERED IN THE FOLLOWING MANNER WITHOUT A PERMIT:

1. INTERIOR PARTITIONS HAVE BEEN ADDED AND ALTERED.
2. AN ALUMINUM PAN ROOF AND STRUCTURE WAS ADDED TO THE REAR.
3. A CONCRETE FLOOR HAS BEEN RAISED.
4. A KITCHEN RENOVATION HAS BEEN COMPLETED.

FBC(2010) 105.4.4

THE PLUMBING SYSTEM HAS BEEN ALTERED WITH THE COMPLETION OF A KITCHEN RENOVATION WITHOUT A PERMIT.

FBC(2010) 105.4.5

THE ELECTRICAL SYSTEM HAS BEEN ALTERED WITH THE ADDITION OF VARIOUS OUTLETS, SWITCHES, AND LIGHTING WITHOUT A PERMIT.

FBC(2010) 105.4.11

THE A/C SYSTEM IN THE COMMERCIAL BUILDING HAS BEEN ALTERED WITH THE INSTALLATION OF NEW EQUIPMENT WITHOUT A PERMIT.

Inspector Oliva stated the case was begun pursuant to a complaint. He submitted photos of the property and the Notice of Violation detailing the violations and corrective action into evidence, and recommended ordering compliance within 35 days or a fine of \$25 per day, per violation.

William Daragan, owner said he had drawings and would pull permits. Stan Schachne, architect, said the partitions were permitted to reach the ceiling but these had not been finished properly. Mr. Schachne did not feel they would be able to secure permits within 35 days and requested 75 days.

**Motion** made by Mr. Nelson, seconded by Ms. Hinton, to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 35 days, by 8/26/14 or a fine of \$45 per day, per violation, would begin to accrue and to record the order. In a roll call vote, motion failed 2-5 with Ms. Hinton and Mr. Smith voting in favor.

**Motion** made by Ms. Ellis, seconded by Ms. Mohnani, to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 63 days, by 9/23/14 or a fine of \$25 per day, per violation, would begin to accrue and to record the order. In a voice vote, motion passed 7-0.

**Case: CE14030847**

3110 Southwest 17 Street  
AMARAI, KETTYA  
SEYOUM, ABIY

Service was via posting on the property on 7/11/14 and at City Hall on 7/10/14.

George Oliva, Building Inspector, testified to the following violations:  
FBC(2010) 105.1

THIS BUILDING HAS BEEN ALTERED AND CONSTRUCTION WORK PERFORMED WITHOUT OBTAINING THE REQUIRED PERMITS, INSPECTIONS, AND THE CERTIFICATE OF OCCUPANCY FROM THE CITY BUILDING DEPARTMENT:

1. THE CARPORT HAS BEEN ENCLOSED AND THE APPROVED USE HAS BEEN CHANGED TO A LIVING SPACE.
2. A CENTRAL A/C WAS INSTALLED WITH DUCT WORK IN THE MAIN BUILDING.

FBC(2010) 111.1.1

THE USE AND THE OCCUPANCY OF THIS DWELLING'S OPEN CARPORT HAVE BEEN CHANGED FROM THE ORIGINALLY PERMITTED OCCUPANCY CLASSIFICATION AS S-1 (STORAGE) INTO A R-3 (LIVING SPACE), WITHOUT OBTAINING THE REQUIRED PERMITS AND THE CERTIFICATE OF OCCUPANCY FROM THE BUILDING DEPARTMENT.

Inspector Oliva stated the case was begun pursuant to a complaint and a Stop work Order had been issued on 3/13/14. He submitted photos of the property and the Notice of Violation detailing the violations and corrective action into evidence, and recommended ordering compliance within 35 days or a fine of \$25 per day, per violation.

Kettya Amarai, owner, said they had hired an architect and if the work could not be permitted they would change the space back to a carport. She requested 90 days. Inspector Oliva confirmed that the carport could be permitted as a garage but it could not be living space because of the floor level.

**Motion** made by Ms. Ellis, seconded by Ms. Hinton, to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 63 days, by 9/23/14 or a fine of \$10 per day, per violation, would begin to accrue and to record the order. In a voice vote, motion passed 7-0.

**Case: CE14042166**

1101 Northeast 13 Avenue

VICTORIA ONE PROPERTIES LLC

Service was via posting on the property on 7/10/14 and at City Hall on 7/10/14.

Robert Masula, Building Inspector, testified to the following violations:

FBC 708.3

THE TENANT SEPARATION WALLS HAVE NOT BEEN PROVEN BY THE PERMITTING PROCESS TO MEET THE ONE HOUR FIRE RATING AS REQUIRED BY THE FLORIDA BUILDING CODE.

FBC(2010) 105.1

THIS BUILDING HAS BEEN ALTERED AND CONSTRUCTION WORK PERFORMED WITHOUT OBTAINING THE REQUIRED PERMITS AND INSPECTIONS AND THE REQUIRED C.O. FROM THE CITY OF FORT LAUDERDALE.

1. THIS MULTI-FAMILY DWELLING WAS BUILT AS A DUPLEX. IT WAS SPLIT INTO FOUR RENTAL UNITS WITH STRUCTURAL, PLUMBING AND ELECTRICAL WORK.

FBC(2010) 111.1.1

THE RESIDENTIAL BUILDING HAS NOT BEEN APPROVED FOR THE ADDITIONAL CONVERTED UNIT THROUGH THE PERMITTING AND INSPECTION PROCESS AND HAS NOT BEEN ISSUED A C.O. FOR ALL OF THE UNITS IN THE BUILDING.

Inspector Masula submitted photos of the property and the Notice of Violation detailing the violations and corrective action into evidence, and recommended ordering compliance within 35 days or a fine of \$50 per day, per violation.

Jeff Cohen, owner, said they had purchased the property in a foreclosure auction and the violations had existed for some time. They had hired a contractor to demolish the changes and return the building to a duplex and a garage. Mr. Cohen stated two of the units and the garage were occupied. They were not collecting rent because he knew he would be asking the tenants to leave.

**Motion** made by Mr. Nelson, seconded by Ms. Ellis, to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 63 days, by 9/23/14 or a fine of \$25 per day, per violation, would begin to accrue and to record the order. In a voice vote, motion passed 7-0.



**Case: CE13080915**

2724 Northeast 26 Street  
AVIVA LLC

Service was via posting on the property on 7/11/14 and at City Hall on 7/10/14.

Robert Masula, Building Inspector, testified to the following violation:  
FBC(2010) 105.1

AN ILLEGAL STRUCTURE ON THE WEST SIDE OF THE  
PROPERTY WAS BUILT WITHOUT THE REQUIRED PERMITS OR  
INSPECTIONS.

Inspector Masula submitted photos of the property and the Notice of Violation detailing the violations and corrective action into evidence, and recommended ordering compliance within 35 days or a fine of \$25 per day.

Ester Collett, owner, said the shed was on the survey and on the property when she purchased it in 2005. Her husband had repaired the shed but she was not aware that a permit was needed. Ms. Collett was not sure the shed could stay in its current location because of setbacks and requested time to determine what must be done.

**Motion** made by Mr. Nelson, seconded by Ms. Hinton, to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 63 days, by 9/23/14 or a fine of \$15 per day, per violation, would begin to accrue and to record the order. In a voice vote, motion passed 7-0.

**Case: CE14030048**

1464 Southwest 28 Avenue  
KALAYDJIAN, ANTRANIK KRIKOR

Service was via posting on the property on 7/11/14 and at City Hall on 7/10/14.

George Oliva, Building Inspector, testified to the following violations:  
FBC(2010) 105.1

THIS BUILDING HAS BEEN ALTERED AND CONSTRUCTION  
WORK PERFORMED WITHOUT OBTAINING THE REQUIRED  
PERMITS AND INSPECTIONS:

1. A FLAT DECK ROOF WAS BUILT IN THE REAR OF THE  
DWELLING NORTH/NORTHEAST SIDE OVER A PATIO SLAB  
BETWEEN 2007 AND 2008.

FBC(2010) 110.9

THIS WORK IS IN PROGRESS OR IT HAS BEEN PERFORMED  
AND/OR COVERED-UP WITHOUT OBTAINING THE REQUIRED  
INSPECTIONS APPROVAL FROM THE BUILDING DEPARTMENT  
THROUGHOUT THE PERMITTING AND INSPECTION PROCESS.

Inspector Oliva said the case was begun pursuant to a complaint from the Broward County Property Appraiser's office. He submitted photos of the property and the Notice of Violation detailing the violations and corrective action into evidence, and recommended ordering compliance within 35 days or a fine of \$25 per day, per violation.

Antranik Kalaydjian, owner, said the roof-like structure was actually an awning and he had bought the house like this. He had drawings from an architect but the contractor he hired was not responding to his calls. Inspector Oliva said it appeared from the photos that the structure was erected by the previous owner.

**Motion** made by Mr. Nelson, seconded by Ms. Ellis, to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 63 days, by 9/23/14 or a fine of \$20 per day, per violation, would begin to accrue and to record the order. In a voice vote, motion passed 7-0.

**Case: CE10080452**

2461 Northwest 16 Court  
HABERSHAM, TAMMIE D &  
SLAUGHTER, JOHN

Service was via posting on the property on 7/10/14 and at City Hall on 7/10/14.

George Oliva, Building Inspector, testified to the following violation:  
FBC(2007) 105.4.11

THE MECHANICAL SYSTEM OF THE FACILITY HAS BEEN  
CHANGED WITHOUT OBTAINING A PERMIT IN THE  
FOLLOWING MANNER, INCLUDING BUT NOT LIMITED TO:  
1. THE CENTRAL A/C UNIT WAS REPLACED.

Inspector Oliva submitted photos of the property and the Notice of Violation detailing the violations and corrective action into evidence, and recommended ordering compliance within 35 days or a fine of \$25 per day.

Johnnie Slaughter, owner, said he thought the contractor had pulled a permit.

**Motion** made by Mr. Nelson, seconded by Ms. Ellis, to find for the City that the violations existed as alleged and to order the property owner to come into compliance

within 63 days, by 9/23/14 or a fine of \$25 per day, per violation, would begin to accrue and to record the order. In a voice vote, motion passed 7-0.

The Board took a brief break.

**Case: CE12110140**

408 Southwest 4 Avenue  
DOWNTOWN FORT LAUDERDALE  
WATERFRONT 18 LLC

Service was via posting on the property on 7/11/14 and at City Hall on 7/10/14.

George Oliva, Building Inspector, testified to the following violation:  
FBC(2010) 105.1

THE WATERFRONT PROPERTY HAS BEEN ALTERED WITH THE  
COMMENCEMENT OF A MAJOR DOCK REPAIR WITHOUT  
PERMITS.

Inspector Oliva submitted photos of the property and the Notice of Violation detailing the violations and corrective action into evidence, and recommended ordering compliance within 35 days or a fine of \$25 per day.

Ms. Ellis had seen the property recently and stated the work had come apart and the site was unsafe.

**Motion** made by Mr. Nelson, seconded by Ms. Ellis, to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 35 days, by 8/26/14 or a fine of \$75 per day would begin to accrue and to record the order. In a voice vote, motion passed 7-0.

**Case: CE13120663**

1309 Northwest 24 Avenue  
WEIT, RICHARD C & MELANIE

Service was via posting on the property on 7/10/14 and at City Hall on 7/10/14.

George Oliva, Building Inspector, testified to the following violation:  
FBC 105.1

THIS BUILDING HAS BEEN ALTERED AND CONSTRUCTION  
WORK PERFORMED WITHOUT OBTAINING THE REQUIRED  
PERMITS AND INSPECTIONS.

1. THE A/C UNIT WAS STOLEN. THEY HAD TO INSTALL A  
NEW ONE BUT THEY STILL NEED TO HAVE A PERMIT WITH  
ALL THE DUCTS DESIGN INCLUDED SINCE THERE IS NO  
PREVIOUS A/C PERMIT IN THE CASE HISTORY.

The property owner had signed in but was not present when the case was first called so the Board heard other cases and returned to the case later in the meeting.

Inspector Oliva submitted photos of the property and the Notice of Violation detailing the violations and corrective action into evidence, and recommended ordering compliance within 35 days or a fine of \$25 per day.

**Motion** made by Mr. Nelson, seconded by Ms. Ellis, to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 35 days, by 8/26/14 or a fine of \$25 per day would begin to accrue and to record the order. In a voice vote, motion passed 7-0.

**Case: CE14022025**

619 Southwest 20 Terrace  
FIVE TEN FLORIDA IV LLC

Service was via posting on the property on 7/11/14 and at City Hall on 7/10/14.

George Oliva, Building Inspector, testified to the following violations:

FBC(2010) 105.1

THE SINGLE FAMILY DWELLING HAS BEEN ALTERED IN THE  
FOLLOWING MANNER WITHOUT PERMITS:

1. COMPLETED KITCHEN REMODELING.
2. COMPLETED BATHROOM REMODELING.
3. ENCLOSED CARPORT.
4. NEW WINDOW INSTALLATIONS.
5. REMOVAL OF INTERIOR WALLS

FBC(2010) 105.4.4

THE PLUMBING SYSTEM HAS BEEN ALTERED WITH THE  
COMPLETION OF KITCHEN AND BATHROOM RENOVATIONS  
WITHOUT A PERMIT.

FBC(2010) 105.4.5

THE ELECTRICAL SYSTEM HAS BEEN ALTERED WITH THE  
COMPLETION OF THE KITCHEN AND BATHROOM REMODELING  
WITHOUT A PERMIT.

FBC(2010) 105.4.11

THE A/C SYSTEM HAS BEEN ALTERED WITH THE  
INSTALLATION OF EQUIPMENT AND DUCT WORK WITHOUT A  
PERMIT.

Inspector Oliva submitted photos of the property and the Notice of Violation detailing the violations and corrective action into evidence, and recommended ordering compliance within 35 days or a fine of \$25 per day, per violation.

**Motion** made by Mr. Nelson, seconded by Ms. Ellis, to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 35 days, by 8/26/14 or a fine of \$25 per day, per violation, would begin to accrue and to record the order. In a voice vote, motion passed 7-0.

**Case: CE14031462**

1826 N Dixie Hwy # 105  
HARRISON REV LIV TR  
HARRISON, PATRICIA A TRSTEE ETAL

Service was via posting on the property on 7/10/14 and at City Hall on 7/10/14.

Robert Masula, Building Inspector, testified to the following violations:  
FBC(2010) 105.1

THE KITCHEN AND BATHROOM ARE BEING REMODELED  
WITHOUT THE REQUIRED PERMITS OR INSPECTIONS. THIS  
WORK INCLUDES BUT IS NOT LIMITED TO FRAMING AND  
DRYWALL.

FBC(2010) 105.4.4

THE KITCHEN AND BATHROOM ARE BEING REMODELED  
INCLUDING REMOVING AND REPLACING THE PLUMBING  
FIXTURES WITHOUT THE REQUIRED PERMITS OR  
INSPECTIONS.

FBC(2010) 105.4.5

THE KITCHEN AND BATHROOM ARE BEING REMODELED  
INCLUDING NEW ELECTRICAL WIRING WITHOUT THE  
REQUIRED PERMIT OR INSPECTIONS.

Inspector Masula submitted photos of the property and the Notice of Violation detailing the violations and corrective action into evidence, and recommended ordering compliance within 63 days or a fine of \$50 per day, per violation.

**Motion** made by Mr. Nelson, seconded by Ms. Ellis, to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 35 days, by 8/26/14 or a fine of \$35 per day, per violation, would begin to accrue and to record the order. In a voice vote, motion passed 6-1 with Mr. Mohnani opposed.

**Case: CE14060539**

2496 Cat Cay Lane  
1463 PROPERTIES LLC

Service was via posting on the property on 7/11/14 and at City Hall on 7/10/14.

Robert Masula, Building Inspector, testified to the following violation:

FBC(2010) 105.1

INTERIOR DEMOLITIONS AND REMODELING WORK TAKING  
PLACE WITHOUT THE REQUIRED PERMITS OR INSPECTIONS.  
A STOP WORK ORDER WAS PLACED ON THE JOBSITE.

Inspector Masula reported a Stop Work Order had been posted on the property on July 1, 2014. He said plans had been submitted and were still in the review process. Inspector Masula submitted photos of the property and the Notice of Violation detailing the violations and corrective action into evidence, and recommended ordering compliance within 63 days or a fine of \$200 per day.

**Motion** made by Mr. Nelson, seconded by Ms. Hinton, to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 63 days, by 9/23/14 or a fine of \$60 per day would begin to accrue and to record the order. In a voice vote, motion passed 7-0.

**Case: CE14070126**

4324 Northeast 21 Avenue  
BUCKLEY, THADDEUS R

Service was via posting on the property on 7/11/14 and at City Hall on 7/10/14.

Robert Masula, Building Inspector, testified to the following violation:  
FBC(2010) 105.1

INTERIOR DEMOLITION AND REMODELING WORK BEING DONE  
WITHOUT THE REQUIRED PERMITS OR INSPECTIONS.

Inspector Masula reported a Stop work Order had been posted on the property on July 1, 2014. He said plans had been submitted and were still in the review process. Inspector Masula submitted photos of the property and the Notice of Violation detailing the violations and corrective action into evidence, and recommended ordering compliance within 63 days or a fine of \$25 per day.

**Motion** made by Mr. Nelson, seconded by Ms. Ellis, to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 63 days, by 9/23/14 or a fine of \$25 per day would begin to accrue and to record the order. In a voice vote, motion passed 7-0.

**Case: CE12080842**

2425 Northeast 26 Avenue  
RUBENSTEIN, PAUL C  
PAUL C RUBENSTEIN REV TR

This case was first heard on 3/25/14 to comply by 6/24/14. Violations and extensions were as noted in the agenda. The property was not complied.

Robert Masula, Building Inspector, said there had been no progress toward compliance. He did not support any additional extension.

**Motion** made by Mr. Nelson, seconded by Ms. Hinton, to grant a 63-day extension to 9/23/14, during which time no fine would accrue. In a roll call vote, motion failed 3-4 with Ms. Ellis, Mr. Nelson, Mr. Dooley and Chair Elfman opposed.

**Case: CE14021595**

1842 Northeast 26 Avenue  
AILOS, MORDECHAI M

This case was first heard on 4/22/14 to comply by 7/22/14. Violations were as noted in the agenda. The property was not complied.

Robert Masula, Building Inspector, reported there had been no permit activity.

**Motion** made by Mr. Nelson, seconded by Ms. Ellis, to grant a 63-day extension to 9/23/14, during which time no fine would accrue. In a voice vote, motion failed 0-7.

**Case: CE11041294**

3216 Northeast 42 Court  
AULENSI, JERI LYNN

This case was first heard on 10/25/11 to comply by 1/24/12. Violations and extensions were as noted in the agenda. The property was not complied and fines had accrued to \$2,720.

Robert Masula, Building Inspector, reported the case was complied and recommended the case be brought back to the Board at a later date for a staff recommendation regarding fines.

The Board took no action.

**Case: CE09081512**

1405 Northeast 1 Avenue  
FEDERAL NATIONAL MORTGAGE ASSN  
%NATIONSTAR MORTGAGE LLC

This case was first heard on 6/24/14 to comply by 7/22/14. Violations were as noted in the agenda. The property was not complied.

George Oliva, Building Inspector, reported there had been no progress and he did not support an extension.

**Motion** made by Mr. Nelson, seconded by Ms. Ellis, to grant a 63-day extension to 9/23/14, during which time no fine would accrue. In a voice vote, motion failed 0-7.

**Case: CE10071525**

1901 Northwest 12 Avenue  
RAMOUTAR, HARDEO

This case was first heard on 4/22/14 to comply by 7/22/14. Violations were as noted in the agenda. The property was not complied.

George Oliva, Building Inspector, reported the permit application had been submitted on July 18 and recommended a 35-day extension.

**Motion** made by Mr. Nelson, seconded by Ms. Hinton, to grant a 98-day extension to 10/28/14, during which time no fine would accrue. In a roll call vote, motion passed 5-2 with Ms. Ellis and Chair Elfman opposed.

**Case: CE10122009**

2343 Northwest 12 Court  
MORTGAGE CAPITAL PARTNERS LLC

This case was first heard on 2/25/14 to comply by 5/27/14, amended to 6/24/14. Violations and extensions were as noted in the agenda. The property was not complied. Ms. Goldwire read an email from Steve Meister requesting an extension. He said his architect had indicated that the work would take up to six months to complete.

George Oliva, Building Inspector, confirmed that a permit application had been submitted and said he had agreed to recommend a 63-day extension.

**Motion** made by Mr. Nelson, seconded by Ms. Hinton, to grant a 63-day extension to 9/23/14, during which time no fine would accrue. In a voice vote, motion passed 7-0.

**Case: CE13100827**

1609 Northwest 11 Street  
SCOTT, DONALD H/E  
HYDE, MARY LEE & SCOTT, JOSEPH

This case was first heard on 11/26/13 to comply by 1/28/14. Violations and extensions were as noted in the agenda. The property was not complied.



George Oliva, Building Inspector, said the permit had been ready for pickup since May 20 but the owner had informed him that he could not afford to pay the permit fee. Inspector Oliva said The Building Official had refused to discuss reducing the fee with the owner because he had done the work without a permit. Inspector Oliva did not recommend an extension.

**Motion** made by Mr. Nelson, seconded by Ms. Hinton, to grant a 63-day extension to 9/23/14, during which time no fine would accrue. In a voice vote, motion failed 0-7.

**Case: CE13110120**

1501 Northwest 3 Avenue  
1501-3RD AVENUE LLC

This case was first heard on 2/25/14 to comply by 5/27/14, amended to 6/24/14. Violations and extensions were as noted in the agenda. The property was not complied.

George Oliva, Building Inspector, said he, the owner and City staff had met and the owner had agreed to convert the property back to its original state. Permit applications had been submitted. Inspector Oliva recommended a 63-day extension.

**Motion** made by Mr. Nelson, seconded by Ms. Ellis, to grant a 63-day extension to 9/23/14, during which time no fine would accrue. In a voice vote, motion passed 7-0.

**Case: CE10121519**

4342 North Federal Highway  
GERIG GROUP LLC

This case was first heard on 11/26/13 to comply by 1/28/14. Violations, service and extensions were as noted in the agenda. The property was not complied and the City was requesting imposition of a \$675 fine, which would continue to accrue until the property complied.

Robert Masula, Building Inspector, explained that the original plans submitted in July 2011 had been purged from the City's system. He had informed the owner that the plans must be resubmitted but there had been no permit activity. Inspector Masula said a tattoo parlor had done illegal work in approximately July 2011. Plans had been submitted and permits approved but the permits had never been picked up. In the meantime, a different tattoo parlor business had moved into the property. When the contractor came to get the permit issued in his name, it was discovered that since the application had been at the City so long, the plans had been purged from the system. Inspector Masula had advised the contractor to have new plans made and submit the application for an as-built.

**Motion** made by Mr. Nelson, seconded by Ms. Hinton, to grant a 35-day extension to 8/26/14, during which time no fine would accrue. In a voice vote, motion passed 7-0.

**Case: CE13120283**

2110 Southwest 28 Way  
IH2 PROPERTY FLORIDA LP

This case was first heard on 3/25/14 to comply by 4/22/14. Violations, service and extensions were as noted in the agenda. The property was not complied and the City was requesting imposition of the fine, which would begin to accrue on 7/23/14 and would continue to accrue until the property complied.

George Oliva, Building Inspector, reported 105.1 #1 was complied with a permit. The owner had applied for a permit for a chain link fence but this did not address the wood fence that had been installed. The pool upgrades had not been permitted either. The owner had indicated that the property was for sale and the buyer would be responsible for the violations. Inspector Oliva recommended imposition of the fines.

**Motion** made by Mr. Nelson, seconded by Ms. Ellis to find that the violations were not complied by the Order date, and therefore the fines as stated in the Order would begin on 7/23/14 and would continue to accrue until the violations were corrected. In a voice vote, motion passed 7-0.

**Case: CE14021933**

830 E Evanston Cir  
HAYNES, ANTONEEZE  
HAYNES, ANDRE

This case was first heard on 6/24/14 to comply by 7/22/14. Violations and service were as noted in the agenda. The property was not complied and the City was requesting imposition of the fine, which would begin to accrue on 7/23/14 and would continue to accrue until the property complied.

George Oliva, Building Inspector, reported there had been no effort to comply and recommended imposition of the fines.

**Motion** made by Mr. Nelson, seconded by Ms. Hinton, to grant a 35-day extension to 8/26/14, during which time no fine would accrue. In a voice vote, motion failed 1-6 with only Mr. Mohnani voting in favor.

**Motion** made by Ms. Ellis, seconded by Ms. Hinton to find that the violations were not complied by the Order date, and therefore the fines as stated in the Order would begin on 7/23/14 and would continue to accrue until the violations were corrected. In a voice vote, motion passed 6-1 with Mr. Smith opposed.

**Approval of Meeting Minutes**

None.

**Communication to the City Commission**

None.

**For the Good of the City**

No discussion.

**Cases Complied**

The below listed cases were complied. Additional information regarding respondents, violations, etc. can be found in the agenda, which is incorporated into this record.

CE14070357      CE13091793      CE13100729      CE14041558  
CE13050663

**Cases Withdrawn**

The below listed cases were withdrawn. Additional information regarding respondents, violations, etc. can be found in the agenda, which is incorporated into this record.

CE14031125      CE14041293      CE14041296      CE14041300  
CE14041304      CE14041306      CE14051563

There being no further business to come before the Board, the meeting adjourned at 1:43 p.m.

  
\_\_\_\_\_  
Chair, Code Enforcement Board

ATTEST:

  
\_\_\_\_\_  
Clerk, Code Enforcement Board

NOTE: The agenda associated with this meeting is incorporated into this record by reference.

Any written public comments made 48 hours prior to the meeting regarding items discussed during the proceedings have been attached hereto.

Minutes prepared by: Jamie Opperee, ProtoType Inc.